

PLACE IDENTIFICATION FORM

ADDRESS

56 Auburn Road

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other *Doctors Surgery*

TITLE

"Braid"

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [x] 3 []
SIGNIFICANT [] SIGNIFICANT [x]
STREET TREES KERB & GUTTERS

GRADING

A [] B [x] C [] D [] E []
KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [x] URBAN CONSERVATION AREA [x]
VAS [] PLANNING SCHEME PROTECTION [x]
CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE *Dec. 91.*
NEG FILE *87.07.09, 10.*
Title
Vol.
Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date *1897*
Architect *Hyndman and*
Builder *Bates.*
Elements -
House and Doctors Surgery,
and garden.



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [x] Fair [] Poor []
CONDITION Good [x] Fair [] Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

Tender notice BEMJ. 13. 11. 1897 Sup. p. 3.

The site information given above has been determined from external street level inspection.

56 AUBURN ROAD

History

Formerly known as "Braid", and used as the residence and surgery of Dr. J.A. Scott, this building was rated first in 1898-99. It was described then as "Braid", a ten-roomed brick house with a valuation of 120 pounds.⁷ A 1904 MMBW House Service Cover shows "Braid" with verandahs along the east side and indicates the location of the surgery on the west side.⁸ Scott occupied the building still in 1909-10.⁹ By the first world war period, when "Braid" was owned still by Scott (then at High Street, Malvern), the property was occupied by another physician Dr. William B. Wishart.¹⁰

Description

A one and a half storey red brick house with attached surgery, at the lower level. The building utilizes the fall in the land and the corner site to accommodate a separate residence address off Lyndhurst Crescent and a surgery adding to the busy Auburn Road. A verandah extends to both street elevations of the residence, executed in classical columns (possibly cast iron) with a fish scale cast iron balustrade between.

A bay window projects onto the verandah beside the recessed arched door entrance. The roof is a hipped tiled affair with low pitched projecting gables. The verandah is part of the main roof pitch. The tiled finish may be a replacement of earlier slate given the early date.

Double hung windows are used to openings.

Assessment

Plain walls, low pitched roof and emphasised horizontal form are the basis for the design. All suggest a much later date than 1897. Hyndman and Bates were one of the group of practitioners concerned with honesty of materials and elimination of applied decoration which contributed to the development of an Australian style. The Queen Anne style was popular in Hawthorn at this time, Cowper (a little later) and Ussher and Kemp, its main proponents executed many houses using Queen Anne here. However this building does not fit the style of either of these architects. The beauty of its decoration and the simplicity of its form may point towards its place as an important work in the development of the garden bungalow, so characteristic of Melbourne's garden suburb up to the first world war.

Substantial further research recommended to establish precedents by Hyndman and Bates. Other domestic work in Hawthorn by the architect includes Bates family home in Grandview Grove.

7. Hawthorn RB 1898-99 No. 4646.

8. MMBW House Service Cover 42494.

9. Hawthorn RB 1909-10 No. 5770 (NAV 120 pounds listed as No. 16).

10. Ibid. 1915-16 No. 5925.

56 Auburn Road continued

Significance

Metropolitan

1. An early example of the simple design principles of the "garden bungalow" which evolved from Queen Anne and its associated styles at the turn of the century. Further research may lead to State significance.
2. Locally significant as an intact example of the garden villas for the wealthy, extensively constructed in the Edwardian period. Additionally significant as a purpose designed doctors residence/surgery, prominently located in Auburn Road.
3. A revolutionary work from Hyndman and Bates which reduces the decorative embellishment which had become associated with boom period homes to its absolute minimum. Only the verandah columns and balustrade have a style imposed on them.



56 Auburn Road

P⁴/₁₅₃

PLAN OF DRAINAGE

FOR

M. D. J. A. Scott O&O

MUNICIPALITY: CITY OF HAWTHORN.

REFERENCE:

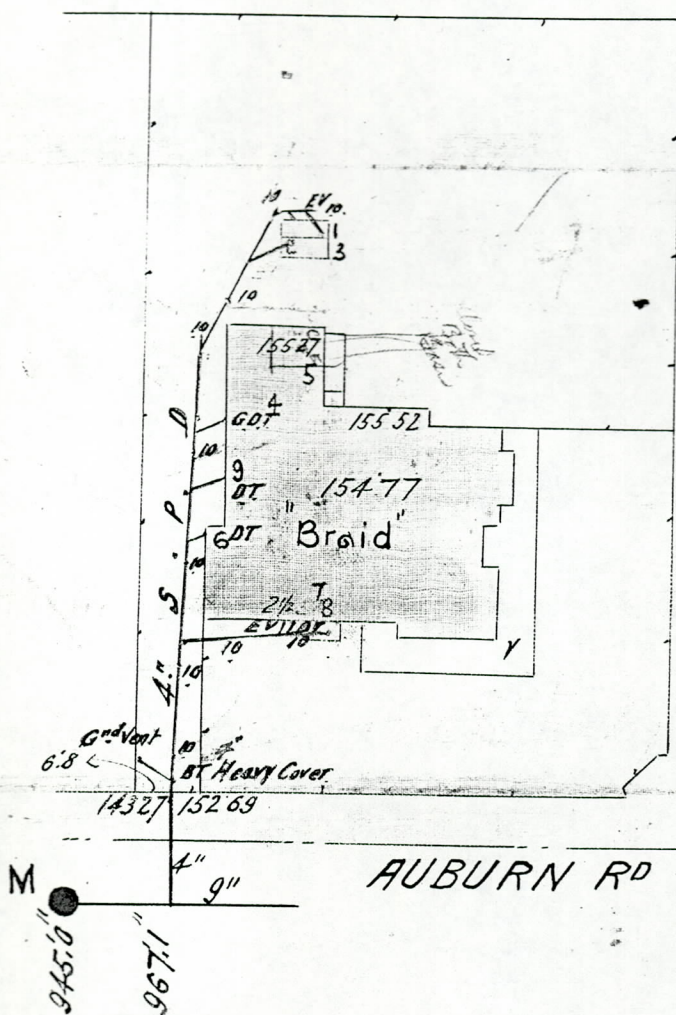
- | | | |
|--------------------------------|----------------------------------|-------------------------|
| B.T. Boundary Trap | R.T. Reflux Trap | I.O. Inspection Opening |
| D.T. Disconnecter Trap | S.T. Silt Trap | E.V. Educt Vent |
| G.T. Gully Trap | C.I.P. Cast Iron Pipe | I.V. Induct Vent |
| G.D.T. Gully Disconnecter Trap | G.W.I.P. Galv. Wrought Iron Pipe | S.V.P. Soil Vent Pipe |
| G.I.T. Grease Interceptor Trap | S.P.D. Stoneware Pipe Drain | V.P. Ventilating Pipe |
| G.S.T. Gully Silt Trap | I.C. Inspection Chamber | M.F. Mica Flap |

(See Sewerage By-Law No. 9.)

Scale—40 ft. to 1 inch.

Ⓢ 104.

30
20
10
0
10
20
30



LYNDHURST CRESCENT

- 1 Closet
- 2 " ~~to be abolished~~
- 3 Urinal ~~abolished~~
- 4 Wash troughs (3)
- 5 K Sink
- 6 Surgery basin
- 7 Bath 1st Floor
- 8 Lav basin 1st Floor
- 9 Pantry Sink " "
- C, Top ~~to be enclosed~~ in brick w/cement rendered, ~~to have~~ flap over, & cement apron at rear.
- Asphalt ~~to be relaid~~ where disturbed.
- B.T. outlet 8' 7"
- Inlet 3' 2"

Design amended owners request

10/10/10
29/10/10
[Signature]

[Signature]

Dr. W. B. Washant o/o. Dec. 1932

o = Dr Watson Feb 1962/63